

COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Minutes of the Monthly Meeting
Via Zoom Audio-Video Conference
Wednesday, Oct. 11, 2023

The monthly meeting of the Commission on Common Ownership Communities was called to order at 7:05 p.m. by Commission Chair Cheryl Walker.

Commissioners present: [12] Anderson (joined at approximately 8:00 p.m.), Freeman, Hall, Hayes, Holmes, Mezey, Moore, Nerlinger, Seebold, Steinbach, Walker and Zmuda.

Commissioners absent: None

Staff present: Walter Wilson, Esquire, County Attorney; Ramon Espin, Manager; Peter Atta, Investigator; Ife Fabayo, Investigator; Iman Hasanvand, legal assistant

Guests: Brian Fellner, Esq, Panel Chair; Yvonne Knight, Panel Chair

1. **Proof of Quorum and Welcome:** There being 11 Commissioners present, the meeting was called to order. The Chair welcomed all in attendance.
2. **Approval of Agenda:** Commissioner Seebold asked for further items, including five listed in her email to the chair dated October 10, 2023, to be added to an agenda; Commissioner Walker said the five items would be included on an agenda later this year. Investigator Ife Fabayo stated that case 2023-063 settled and should be removed from the agenda. Commissioner Holmes moved to approve the Oct. 11, 2023, agenda with the removal of Case 2023-063, and Commissioner Zmuda seconded. With no objections, the amended **agenda was approved** by general consent.
3. **Approval of Minutes:** With no objections, the minutes of Sept. 6, 2023, were approved by general consent.
4. **Community Forum:** There were two questions from the audience during the open forum regarding a state law about dispute resolution procedures, and the procedure of cases before the CCOC.
5. **Chairwoman's Report:** Commissioner Walker discussed the open vice chair position and waiting until December to field candidates for the office. There were no objections from the Commission.
6. **Submission of disputes for Commission consideration:** Jurisdiction – Ms. Fabayo presented the following cases to the Commission:

2023-061, Longmead Crossing CSA v. Robles – Commissioner Holmes moved to **accept jurisdiction of the case** and Commissioner Zmuda seconded the motion. The **motion was carried by the Commission**, by unanimous consent. Commissioners Steinbach, Holmes (alt.) and Nerlinger are available for the hearing in December.

(Commissioner Anderson joined the meeting.)

2023-015 Gallagher, et ux. V. Hampshire Greens HOA – Commissioner Freeman moved to **deny jurisdiction of the case** and Commissioner Mezey seconded the motion. The **motion was carried by the Commission**, by unanimous consent, with Moore and Steinbach recusing.

7. DHCA Staff Report – Mr. Espin reported on the following:

- a.) Yvonne Knight was introduced as a new Panel Chair,
- b.) Staff has new administrative member,
- c.) Investigator position is open after the resignation of Mark Anders.

8. Committee Reports

- a.) Communications – Commissioner Steinbach shared information about reviving the newsletter.
- b.) Education – Commissioner Nerlinger stated that semi-monthly trainings continue with commissioners' assistance; she will solicit input and feedback on a revised training PowerPoint.
- c.) Nominating Committee – Commissioner Holmes stated that recommendations for filling commissioner seats are in the hands of the county executive's office.

9. Adjournment –With no objections, the meeting was adjourned at 8:25 p.m.

THE NEXT MONTHLY MEETING WILL BE ON November 1, 2023.